027.0	0001	0021.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,002,500	/	1,002,500
USE VALUE:	1,002,500	/	1,002,500
ASSESSED:	1,002,500	/	1,002,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
81	-83	EVERETT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	81-83 EVERETT STREET LLC
Owner 2:	
Owner 3:	
Street 1:	10 RIDGEWAY ROAD
Street 2:	
Twn/City:	NORTH READING
St/Prov:	MA Cntry: Own Occ: N
Postal:	01864 Type:

PREVIOUS OWNER

Owner 1:	PITHIS NICOLAS & MARY/TRS -
Owner 2:	THE PITHIS REALTY TRUST -
Street 1:	83 EVERETT ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,950 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1915, having primarily Wood Shingle Exterior and 2642 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4950.000	542,000	5,700	454,800	1,002,500
Total Card	0.114	542,000	5,700	454,800	1,002,500
Total Parcel	0.114	542,000	5,700	454,800	1,002,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 379.41 | /Parcel: 379.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	18288
GIS Ref	
GIS Ref	
Insp Date	10/31/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 027.0-0001-0021.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	542,300	5700	4,950.	454,800	1,002,800	1,002,800	Year End Roll	12/18/2019
2019	104	FV	404,500	5800	4,950.	483,200	893,500	893,500	Year End Roll	1/3/2019
2018	104	FV	404,500	5800	4,950.	352,500	762,800	762,800	Year End Roll	12/20/2017
2017	104	FV	379,700	5800	4,950.	307,000	692,500	692,500	Year End Roll	1/3/2017
2016	104	FV	379,700	5800	4,950.	261,500	647,000	647,000	Year End	1/4/2016
2015	104	FV	338,800	5800	4,950.	255,800	600,400	600,400	Year End Roll	12/11/2014
2014	104	FV	338,800	5800	4,950.	210,300	554,900	554,900	Year End Roll	12/16/2013
2013	104	FV	352,300	5800	4,950.	200,100	558,200	558,200		12/13/2012

!2231!

PRINT

Date	Time
12/10/20	17:41:35

LAST REV

Date	Time
09/20/19	11:21:59
apro	
2231	

USER DEFINED

Prior Id # 1:	18288
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PITHIS NICOLAS	62522-401		8/26/2013	Convenience	99	No	No		
PITHIS NICOLAS	49922-68		8/9/2007	Family	99	No	No		
	10820-326		5/14/1965			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/31/2018	MEAS&NOTICE	HS	Hanne S
5/11/2009	Measured	189	PATRIOT
10/5/1999	Meas/Inspect	267	PATRIOT
2/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4950		Sq. Ft.	Site		0	80.	1.15	1									454,802						454,800	

Total AC/HA: 0.11364 | Total SF/SM: 4950 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 454,802 | Spl Credit | Total: 454,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	8 - Plyw Panel	25	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.08424318
Const Adj.:	0.98000199
Adj $ / SQ:	180.635
Other Features:	117427
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	665887
Depreciation:	123855
Depreciated Total:	542032

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 11		BRs: 5		Baths: 2					HB		

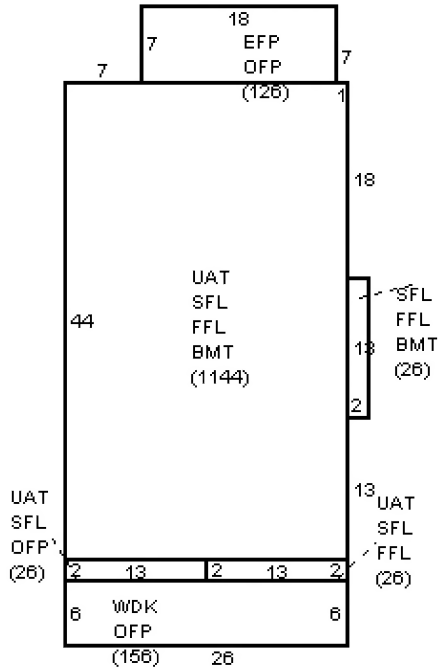
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
1	5	2	
Totals			
2	11	5	

SKETCH



9

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	180.64
Special Features:	0	Val/Su Net:	121.06
Final Total:	542000	Val/Su SzAd	224.15

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,222	180.640	220,736
FFL	First Floor	1,196	180.640	216,040
BMT	Basement	1,170	54.190	63,403
OFP	Open Porch	308	21.420	6,597
UAT	Upper Attic	299	112.900	33,756
WDK	Deck	156	12.160	1,897
EFP	Enclos Porch	126	47.860	6,030

Net Sketched Area:	4,477			Total:	548,459
Size Ad	2418	Gross Are	5374	FinArea	2642

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	75	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 027.0-0001-0021.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X18	A	AV	1915	22.31	T	40	104			4,600			4,600
19	Patio	D	Y	1	21X14	G	GD	1997	4.41	T	13.2	104			1,100			1,100

More:	N	Total Yard Items:	5,700	Total Special Featues:		Total:	5,700